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\$850,000⁰⁰

Record and Return to:

This Document was prepared by:
Lloyd Granet, P.A.
2295 NW Corporate Boulevard, Suite 235
Boca Raton, Florida 33431

File No. 2010-193

Parcel Identification Number: 4941-36-29-0010

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 20 day of March, 2012 between **LM IDEAL LLC, a Florida limited liability company** (the "Grantor") whose post office address is 1645 SE 3rd Court, Suite 200, Deerfield Beach, Florida 33441, to **LAUDERHILL MALL INVESTMENT, LLC, a Florida limited liability company** ("Grantee") whose post office address is 696 NE 125th Street, North Miami, FL 33161.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to the instrument and heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH, That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Broward County, Florida:

Tract A, of L.O.B. Plat, according to the plat thereof, as recorded in Plat Book 75, Page 24, Public Records of Broward County, Florida.

TOGETHER WITH:

Non-exclusive easement for ingress and egress, for vehicular and pedestrian right-of-way purposes, and an exclusive easement for parking for the benefit of Parcel 3 pursuant to the Parking And Access Easement Agreement recorded in O.R. Book 47008, Page 259, Public Records of Broward County, Florida.

SUBJECT TO taxes for 2012 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons and whomsoever.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in
Our presence:

GRANTOR:

LM IDEAL LLC,
a Florida limited liability company

By: MJB Management LLC,
a Florida limited liability company,
Its Manager

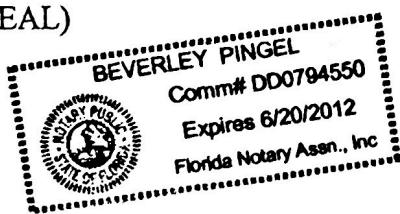
Print Name: DIANA ARMATA
Print Name: Beverley Pingel

By: Marc A. Leiserman
Name: Marc Leiserman
Title: Manager

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 22nd day of February, 2012, by Marc Leiserman, Manager of MJB Management LLC, a Florida limited liability company, Sole Manager of LM IDEAL LLC, a Florida limited liability company, and on behalf of the Company. He is personally known to me or has produced _____ as identification.

(SEAL)



Beverley Pingel
Notary Public